Andrew Strain – Vice President of Planning and Governmental Affairs

Andrew Strain is the Vice President of Planning and Governmental Affairs for Heavenly Ski Resort. He has been with Heavenly since 1998. He is a registered landscape architect in the State of Nevada, and has over twenty-three years of professional experience in project planning, design and management. He oversees the planning and implementation of development projects and environmental mitigation and restoration projects at the resort, and represents Heavenly before numerous public boards and agencies. He is a Co-Chair of the Lake Tahoe Transportation and Water Quality Coalition. He is the President of the Tahoe-Douglas Chamber of Commerce. He is a board member of the Lake Tahoe Federal Advisory Committee (and chairman of the committee's Tahoe Working Group), the Tahoe Village Homeowners' Association, the Tahoe Transportation District and the South Shore Transportation Management Association.

IMPLEMENTATION OF THE TAHOE REGIONAL PLANNING AGENCY'S ENVIRONMENTAL IMPROVEMENT PROGRAM: THREATS, OPPORTUNITIES & CHALLENGES: PRIVATE SECTOR PERSPECTIVES

BRIEFING OUTLINE PREPARED FOR THE NEVADA LEGISLATIVE OVERSIGHT COMMITTEE MEETING of JANUARY 9, 2006

PREPARED BY ANDREW STRAIN, VICE PRESIDENT OF PLANNING & GOVERNMENTAL AFFAIRS, HEAVENLY MOUNTAIN RESORT

1. The project is still the fix. Private sector implementation of EIP projects is continuing. The relatively favorable access to and terms associated with securing funding of capital is a positive factor in community redevelopment.

2. The market place is changing. Resort communities have and will continue to have ongoing needs to be able to upgrade and improve facilities and operations in a time responsive manner in order to successfully meet the changes in visitors' needs and preferences. The assistance of local, regional and state governments is needed to make that successful.

3. There is increased competition for visitors among several different types of tourism and travel opportunities.

4. Destination visitors are the most sought-after market segment.

5. On Lake Tahoe's South Shore, Heavenly Village is now nearly complete and has been in operation for several years. It is an example of responding to changes in the market place. This redevelopment project has been well received from a community and economic standpoint and has accomplished most, if not all of the environmental threshold-related benefits that were originally forecast.

6. There are additional redevelopment projects in the South Shore, including Douglas County, that are at various points in the planning and approval process. These will combine economic and environmental goals, including specific EIP project components.

7. The North Lake Tahoe Resort Association has been very active in implementing EIP projects through community-based partnerships with local private organizations and governmental agencies.

8. Providing better workforce housing opportunities is a shared responsibility. It will take a coordinated effort by each sector of the community to succeed.

9. At this point in time, large-scale transportation improvement projects (i.e., not operations & maintenance projects) in the Basin are low on the priority of Federal funding priorities. These projects provide important threshold and community economic benefits. Increased advocacy of these projects by all parties including the private sector will be necessary to improve their funding priority.

10. The business community is concerned that the Pathway 2007 process remains on track and be completed. Any legal challenge to the new Plan or resulting interruption of the TRPA's project approval processes will also adversely affect implementation of EIP projects. A formal extension of the existing Regional Plan may be needed to ensure continuity.

11. The threat of wildland fire in the wildland/urban interface is real and is potentially catastrophic to our communities. Funding for project-level planning and implementation of hazard reduction projects must remain a high priority.